

Web Sales Information Legend

- **Parcel:** Parcel number or Parcel ID
- **Market Area:** Our designated neighborhood number or market area number (also referred to as NBHD).
 - If using an area map to find market area: please note that the 3 digit codes on the map are the first 3 digits of the 4 digit market area codes on the list. For example, 649 on the map would really be 6491 on the sales list. Just drop the last number, and you will find it on the map.
- **Property Type:**
 - **AGR:** A property that is agricultural
 - **BLD:** Building only – This is non-commercial building only
 - **COM:** Commercial
 - **CBO:** Commercial building only
 - **IND:** Industrial
 - **LND:** Bare land, with no building or improvement
 - **MIX:** Mixed program use of various agricultural or forest land
 - **MOB:** Mobile/manufactured home only, no land
 - **LWM:** Mobile/manufactured home with land
 - **RES:** Residential
 - **CNC:** Condominium common area, the common area/land/building not sold with individual unit
 - **CNU:** Condominium unit, a single marketable unit of a condo complex
 - **MNR:** Mineral rights (NOTE: these are noted, but not updated or trended)
 - **TMB:** Timber/forest land
 - **COT:** Office trailer
 - **GOV:** Government exempt
 - **LWB:** Land with building(s), this is land with outbuilding(s) or some sort of improvement
 - **TRI:** Triple-wide manufactured homes
- **Sale Price:** Price at which property sold
- **Sale Date:** Date of sale
- **Deed Type:** Deed involved in the sale; for sales purposes, the most common and applicable ones are:
 - **BANDS:** Bargain and Sale Agreement
 - **LIEU:** In Lieu of Foreclosure
 - **MT:** Mobile Home Transfer
 - **QCD:** Quit Claim Deed
 - **RC:** Real Estate Contract
 - **SPWD:** Special Warranty Deed
 - **SWD:** Statutory Warranty Deed
 - **TAXD:** Tax Deed
 - **TRD:** Trustee Deed
 - Note that nearly all benchmarked properties are SWD, RC, or sometimes BANDS. Not all SWD, RC or BANDS are valid sales, but it is unlikely that the other deed types are valid sales.
- **Sales Verify:** AA is the designation for a valid transaction, others are mostly non-valid sales (foreclosure (FS), forest land (FL), distress (DI), Sheriff's Deed (SH), estate (ES), etc.)
- **Excise ID:** Excise number for sale
- **Multi Parcel:** Designates whether or not multiple parcels were sold in one transaction
- **Benchmark:** Evaluation to determine whether or not a sale has been verified as a transaction that is to be used as a basis for valuing other properties, and to determine whether or not it is considered to be a valid market sale
- **Address:** Physical street address (NOTE: Having zero as street number is not uncommon, especially for bare land)
- **School District/City:** This shows as City on the website, but is actually the school district in which the parcel resides
- **Acres Sold:** Total acres included in the sale
- **Year Built:** The actual or estimated year structure was built. Note that many parcels prior to the 1940s are estimated, and newer properties may have the year construction started, or the year the Assessor's Office added the structure

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- **Bldg Style:** Style of building/home, options include:
 - **AF:** A-Frame
 - **BN:** Bungalow or Craftsman
 - **CA:** Cabin
 - **CL:** Colonial
 - **CO:** Conventional
 - **CP:** Contemporary
 - **DU:** Duplex
 - **EB:** Earth Banked
 - **FP:** Fourplex
 - **GD:** Geodesic Dome
 - **LG:** Log Home
 - **MD:** Modular or Manufactured
 - **MN:** Mansion
 - **OS:** 1.5 Story
 - **OT:** Other
 - **RN:** Ranch
 - **SE:** Split Entry
 - **SL:** Split Level
 - **SP:** Site Plan
 - **TE:** Townhouse End Unit
 - **TM:** Townhouse Middle Unit
 - **TP:** 2+ Story
 - **TR:** Triplex
 - **TS:** Two Story
 - **VT:** Victorian
- **Stories:** Quantity of stories of the main structure
- **Make (LWM, TRI, or MOB):** Manufacturer of a manufactured home
- **Quality:** In reference to building(s) and/or land, options are:
 - **L:** Low Cost
 - **F-:** Low+/Fair-
 - **F:** Fair
 - **F+:** Fair+/Average-
 - **A:** Average
 - **A+:** Average+/Good-
 - **G:** Good
 - **G+:** Good+/Very Good-
 - **V:** Very Good
 - **E:** Excellent
 - **X:** Exceptional
- **Condition:** In reference to building(s), options are:
 - **VP:** Very poor
 - **PR:** Poor
 - **FR:** Fair
 - **AV:** Average
 - **GD:** Good
 - **VG:** Very good
 - **EX:** Excellent
- **Width Type (MOB, TRI, or LWM):** Number of sections wide for a manufactured home
- **Above Ground Living:** Residential square footage, the above ground living area of a residence, not including basement area
- **Add. Living (MOB, TRI, or LWM):** This would refer to additional living area added to a manufactured home. This could be stick built, a tip out, or other living area additions
- **Basement Area:** The area of the basement, this sometimes includes basement garage and/or finished basement
- **Gar Sqft:** Garage square footage, including attached, built-in, or basement garage area
- **Detached Structure Value:** The value of a structure and equipment (including water source and sewage disposal) not included in the residence or manufactured home. Note that many parcels have had improvements installed after a sale, and this value may be included above.
- **Land Flag:** Ratings run from 100 to 500, with 100 being the least valued (likely unbuildable) and 500 being the most valued (very good view or waterfront type property). 300 grade is the most common and is considered to be average, meaning that it has no extra positive or negative attributes, or a combination of positive and negative that may offset each other. Note that parcels may have positive and negative attributes, and that some may outweigh others. An example would be a relatively steep parcel that has a mountain view.
- **TRI, MOB, or LWM:** TRI (triple wide manufactured home), MOB (personal property mobile/manufactured home), or LWM (land with mobile/manufactured home) sales may be included in the residential sales list, but may not list home data. Please refer to the MOB or LWM sales list for data if this is the case.

Note that some property types, detached structure values, and other data may be incorrect or not current due to changes in property type, segregations or merges of parcels, new construction, value trending, and other factors that may have taken place or may be in progress. For example, a parcel may have sold as land only, but had a home built on it after the fact, that the Assessor's Office could have partially complete. Detached structures also may have been added after a sale, and may be included in these listings. The Lewis County Assessor's Office puts much effort into verification of information, but there may be discrepancies, incomplete information, or other errors that are missed. The Lewis County Assessor's Office gives no warranties, expressed or implied, for the data contained in these reports, its use, or its interpretation.